

BRENTWOOD BOARD OF SELECTMEN  
MINUTES OF 6/2/09 MEETING

Convened: 6:30 p.m.  
Present: Jeffrey Bryan  
Andrew Artimovich  
Jane Byrne  
David Menter  
6:32:40 George Waldron

The Board met and reviewed payroll, accounts payable, and signed the register.

Jonathan Ellis was in to present the weekly Treasurer's report.

The Selectmen reviewed the minutes of the 5/26/09 meeting. Menter made a motion to approve the minutes as written; motion was seconded by Artimovich. All members voted in favor. Byrne requested that copies of all property tax payment agreements be given to Phyllis Thompson, Tax Collector.

Russell Swasey, acting Building Inspector, was in with the following permits which were signed by the Selectmen:

- Garrett Lasewicz of 58 Fellowes Road to finish the basement.
- Paul Powers to alter Unit #2 at 106 Rte 125 into commercial office space.

The Board reviewed the notes:

- Legal Counsel of Local Government Center offered an option for dealing with the easement issue that may evolve regarding Mr. Musso and the Crawley Falls Bridge. The Board will have Hoyle, Tanner proceed with their correspondence as previously discussed.
- A resident has inquired if he could have 2 pick up loads of large stone from the pile at the BCC. Byrne responded that rock is expensive and there are a million places around this town that we could use it and doesn't think we should be giving it away. The Board agreed not to allow the resident to have any stone.
- Carolyn & Julie will be out of the office 6/17-19. Kathy St. Hilaire will cover the office 6/17 & 6/18 and the office will be closed on 6/19.

Richard Blanchette of Heritage Painting was in with the contract for painting the Grange Building/Historical Society. The contract is identical to the proposal he submitted a couple months ago. Blanchette did ask about replacing some clapboards on the south side of the building. He did find that the bottom 2 courses the entire length of the building on the parking side need to be replaced as well. The original proposal and contract allow for \$280 for labor plus the cost of materials for replacement of clapboards. Bryan asked if he could give them a guarantee "not to exceed" figure for the replacement, perhaps \$700 based on the area in need of repair. Blanchette agreed that \$700 should cover it. Artimovich made a motion to amend the contract guaranteed not to exceed an additional \$700 to replace clapboards. Waldron seconded the motion; all voted in favor. Blanchette then voiced concern about the windows on the gable end. He was going to prime and reglaze all the windows that are damaged but he's afraid the window sashes will crumble if he touches them. Blanchette priced replacing the sashes at \$175-

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\$200/window. Bryan asked the Board if they would rather do vinyl replacement windows with insulated glass at \$145 each? Blanchette said they would certainly last much longer. The Board agreed to go with the vinyl replacement windows. Blanchette noted that there are other windows he is concerned about as well. Bryan asked that he contact Stevens if there are other windows that he finds need to be replaced. Byrne commented that these are things that might get taken care of by our energy audit. Lastly, Blanchette asked about access to the building, electricity, water and restroom. The Board recommended he use the Fire Station for water and bathroom. Stevens will make the Fire Department aware that he will be doing so. In addition, she will make sure Blanchette gets a key and the alarm panel is turned off. The group reviewed the payment schedule. Blanchette asks for 1/3 payment at commencement, 1/3 after the first finish coat is completed, and balance due when the job is finished. Waldron made a motion, seconded by Byrne, to make 1/3 payment upon commencement of the job. All voted in favor. Byrne made a motion to allow Bryan to sign the contract, as amended, on behalf of the Board. Artimovich seconded the motion; all voted in favor.

The Board signed/reviewed the following documents:

- Thank you letters to Peter Russell of Brentwood Distribution and to Brentwood Gardeners.
- A letter to Sally Soule, Coastal Watershed Supervisor, regarding the “soft match” where funds for Little River Bridge will be used for the purposes of providing matching funds for the Exeter River planning project.
- A letter to Florida Power & Light prepared by Byrne regarding the Eastern Propane bill. Bryan asked if we would be ruffling any feathers by sending this. Carole Belliveau, Emergency Management Director, was present and responded that she thinks they may be. She is on the agenda today and would like to discuss it then.
- A note from Teresa Frank of 114 Deerhill Road requesting an extension of their property tax balance of \$1,300 until the end of June. A motion was made by Byrne with a second by Bryan to grant the extension to Teresa Frank for payment of the balance of her property taxes with accumulated interest until the end of June. All voted in favor.
- The Board reviewed the draft of the request for bids for heating oil and propane which will appear in next week’s issue of the Carriage Towne News. The Board agreed to hold a special meeting on 6/23 at 6:00 p.m. to open the bids. The Selectmen would also like copies of the request for bids sent to the current suppliers to the town.

Carole Belliveau, Emergency Management Director, said she does not think it is appropriate for the Board of Selectmen to send the letter to Florida Power & Light (FPL) requesting full payment of the propane bill for the generator at the Fire Station. She continued by explaining that the contract says they will only pay for 35 hours per year. She understands that it has been fully paid over the past few years, but the August 2008 bill came at a time when there were no state-wide emergencies but was used during town-wide power outages and to run the fire hall. Byrne explained that there are separate propane tanks that are used for the stove and hot water heater. Belliveau said that during

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power outages when they turn on the generator, it runs the fire hall. Byrne said that Seabrook expects the generator to run a test 52 weeks each year for 1-2 hours/week. Belliveau said that when it is a state-wide emergency, we get reimbursed by FEMA for the propane usage, but when they are town-wide outages, we have to pay for it. Belliveau said they figure the tests into the 35 hours/year. Belliveau said the tests only run for about 15 minutes. Duane Demeritt was in the audience and told Belliveau that FPL has increased the time of the tests to 45 – 60 minutes. Artimovich said basically what we need to do is ask FPL to cut back the tests. Eastern Propane has said they will not deliver to the fire station until this bill is paid and propane is needed at this time. Belliveau spoke with Lemoine and he is willing to pay for the balance of the August 2008 bill. Bryan said he thinks the fire department should pay for the bill and we should still have some form of correspondence with the generator maintenance company. Belliveau said she will ask Chief Kevin Lemoine to call and have them change the tests to run for 15 minutes. Byrne asked where the document came from that states that FPL will only pay for 35 hours/year. Artimovich said it is in Seabrook's Emergency Plan. Byrne recommended we make a counter-offer of having FPL pay based on 52 weeks at 45 minutes. Bryan feels if this bill has gone unpaid for this long we really need to get it paid and we can dispute any future bill if the test cycle is not changed. Byrne responded that she thinks if we give in now we will never see another dime. Belliveau reiterated that the contract is between Eastern Propane and FPL, not with us. Belliveau suggested we give Eastern a call to see if they'd remove the finance charges. Byrne said we can pay the bill and at the same time we can bring FPL to task because this is a complete departure from the way it has been since the day the generator was put in. Artimovich explained that unlike the previous owner of Seabrook Station, FPL actually looked at and is adhering to the agreement that the Board of Selectmen of Brentwood signed many years ago. Bryan asked who would negotiate the removal of the late fee. Carole said she will call the person in Seabrook, and if the Selectmen are willing to pay the balance of the bill, she will ask FPL to negotiate with Eastern to remove the late fee. Bryan moved that issue, Waldron seconded it. Bryan, Artimovich, Waldron and Menter voted in favor of paying the balance, minus the late fees, and having Belliveau call her contact at Seabrook to negotiate the removal of the late fees with Eastern Propane; Byrne was opposed. Motion carried.

Wayne Robinson, road agent, inquired if we've heard from Steve Cummings, Town Engineer, regarding the South Rd bridge. Bryan said he tried to contact Cummings regarding a different matter today but he was not available. Stevens said she spoke with Cummings a week or so ago and he was going to go over there. At an earlier meeting, the Selectmen had approved of having Cummings prepare a final plan for the restoration of the bridge along with specifications. Robinson said they made contact with another company, Michie, and they came down yesterday to look at the bridge and they are laying it all out for them. Michie called them up today and said it would cost \$8060 total to widen the road, not including the rails. Demeritt explained that does not include putting it in and installing it, but is the cost to build both sides. Robinson and Demeritt explained that Michie Corp is a concrete company out of Webster, NH that does bridges and has their own engineer. Robinson said they have they left one of their books about

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their company at the Highway Shed. Byrne requested they drop it off at the town office for them to look at.

The Board reviewed the following abatements:

1. Mr. Robert Webb for his 31 Middle Road parcel. Jim Michaud, the Town's assessor, recommends an abatement from \$152,342 to \$120,342 based on the less than fair condition of the property and its location next to a salvage yard. It is a 20.3 acre site with a 50 year old mobile home on it. Mr. Webb had his own appraisal done earlier this year that came in at \$86,000. Byrne asked how much frontage the lot has. Bryan reported that the site plan shows approximately 200' on Middle Road and the rest is back land. The Board stated that the parcel would have the potential for a 3 house lot subdivision. Byrne said she does not agree with Michaud's assessment. Byrne made a motion to deny the abatement, seconded by Artimovich. All voted in favor of denying the abatement.
2. Vasilka Nicolova for her .778 +/- site on Spruce Ridge Drive. The subject has been assessed for \$200,200. Due to the slide in market values in the real estate marketplace of land located in quality subdivisions and the inability to obtain a certificate of occupancy for these sites as a result of the lack of necessary subdivision improvements being completed, Michaud is recommending a change in assessment to \$108,700. Waldron made a motion that the abatement be granted. The motion was seconded by Byrne; all voted in favor.
3. Ricky LaFleche of 5 Crawley Falls Road for his .77 acre parcel with a 22 year old mobile home. Michaud reports that the condition of the mobile home is less than fair with rotting floors and other condition issues, and it is located next to the Kingston landfill. He therefore is recommending a reduction in valuation from \$165,600 to \$138,100. Byrne said it was beside the dump when he bought it and he knew it. Bryan made a motion to deny the abatement, seconded by Artimovich. All voted in favor of denying the abatement.

Wayne Robinson mentioned that they went over and looked at the road at the condos and it is 24' wide but the road does have some serious cracks in it. Byrne asked why we are discussing this. Waldron explained that someone contacted him from the condos questioning what would need to be done in order for that road to become a town road. Julie said that someone had contacted her and she told them that they would need to have a signed petition to present a warrant article to the residents to vote on at Town Meeting. Demeritt said if it ever does become a town road they would want it to be made clear that they do not plow parking areas. In addition, Robinson noted that lots of people park their cars on the side of the road in there and that could be an issue. Byrne said each person bought into that complex knowing that it was a private road and that the Town was not responsible. The site plan and subdivision approval were based on a private road. The Planning Board did the best they could to make sure that road was built to respectable specifications, so if they've had a nonmaintenance issue since the day they were built, that is not our problem. Waldron said we can't prevent them from presenting a signed petition and having it voted on at Town Meeting. John Kennedy of the Planning Board said that what the Planning Board gives to the Town is a deeded 50' right-of-way, and if

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we take over the road we may also be responsible for the drainage over there. Byrne recommends we send them a copy of the specs.

Bryan shared some information about the ARRA funding for Fire Station Grants. Bryan said we will need a Dunn & Bradstreet number. He explained that there is a lot of paperwork involved in receiving the ARRA funds. The application may be more likely to be accepted if we offer to pay a portion of it, say half. Bryan is hoping to have an emergency Fire Station Building Committee meeting in the next week or so to discuss the requirements. He also believes we would have to have an emergency Town Meeting in order to submit a shovel ready project by July 10<sup>th</sup>. Byrne asked if Patty Crafts, who could assist in the grant writing, should attend the Fire Station Building Committee meeting. Bryan said it would probably be a good idea but to run it by Chief Lemoine first.

Byrne reviewed some possible signage for the Highway Shed regarding “No Unauthorized Dumping” etc. She is getting a price from the print shop at the State Prison.

At 7:43 p.m a motion was made by Artimovich to adjourn. Motion was seconded by Waldron. All voted in favor.

Respectfully submitted,

Julie Stevens